CITY REAL ESTATE FOR SALE. From Battery to 14th St., Inclusive. A.-FOR SALE AN EXTRA SIZE CORNER RIVING-ton and Ludlow sts. Apply to GEU. R. READ. Actor Building, 9 Pine st

A.-FOR SALE ON CANAL ST. NEAR SOUTH 5th av., 62x65 feet desirable for manufacturing purposes. Apply to L.E. LeVINESS, 50 Liberty st.

EAST INTH ST., NEAR 2D AV.—DESIRABLE THREE story House, 25x60x94 lo; choice location and suitable for altering into a fiat house.

FOLSOM BROTHERS, 834 Broadway. HENRY R. KING, 60 CEDAR ST., HAS A LARGE list of rented down town Business Property for sale.

JONES ST., NEAR BLEECKER.—OLD BUILDINGS; splendid site for flat; price \$17,000.

GEO. SEGEE, 171 Broadway. VALUABLE PIECE OF DOWNTOWN INVESTMENT

Property near the Cortlandt st. "L" station.
Not restal of mearly five per cent.
Rents increased after May 1; superb investment,
Y. K. STEVENSON & CO., 106 Broadway. Above 14th St., 5th Av. to East River.

FOR SALE, VALUABLE FIFTH AVENUE PROPERTY. southwest corner 21st st. known as the

SOUTH REFORMED CHURCH.
92 feet by 142.6.
SAMUEL SLOAN, 26 Exchange place.
JOSEPH B. LOCKWOOD, 52 Wall st. A.-TWO HIGH CLASS RESIDENCES ON LENOX HILL, NOS. 46 AND 48 EAST 72D ST... BETWEEN MADISON AND PARK AVS.

No. 48, corner Park av., 24 feet wide. No. 46, 28 feet wide, 60 feet in depth.

McCAPPERTY & BUCKLEY, Architects and Builders, office 384 Park av., near 53d st.
HOUSES OFFEN. INQUIRE FOR WATCHMAN.
A.—ATTENTION OF HOUSE BUYERS CALLED TO those elegant four stery and extension Dwellings on 92d st., between 5th and Madeon avs., 19 to 21 foot fronts, Aiso three story Dwellings on southcast corner 93d st. and Madison av., 20 foot fronts; prices very moderate.
WALTER REID.
Owner and Builder, office 11 East 92d.
A \$8,000—FOR SALE.

A.—\$8,000—FOR SALIS.

S7th st., near East River Park, three escry brick and brown stone Queen Anne Dwolling, 10 rooms and all improvements; a bargain is here offered to any one desiring a beautiful house at a very low price; only \$5,000 cash required.

J. EDGAR LEAYCRAFT, 1,644 Broadway.

A:-A:-SE,000 CASH, SE,000 MORTGAGE AT 436 PER cent, buys three story and basement brown stone private Dwelling, East 110th st., near 1st av.; must be sold to partition interests; the changest house in Harlem.

EDWARD PHILIPS, Owner.

145 Broadway.

A.—CORNER STORE PROPERTY: BEST INVESTment in the city; 22x85x100; five story and basement Flat; steam heated and all latest improvements. Inquire on premises, southwest corner 106th st. and Madison av.

A THRME STORY AND BASEMENT HIGH STOOP frown stone House on East 85th at, is for sale at a very coasonable figure and easy terms. For particulars, &c., iddress or call on HAEBLER & CO., 121 Pearl st., city. A FOUR STORY HIGH STOOP BROWN STONE louse, No. 41 East 53d st., 20x55x100, with large extension. For permit call at Greneble office, 57th st. and 7th

AT A SACRIFICE.—144 HAST 54TH ST., THREE story high stoop private Dwolling; perfect order; mirrors, cornicos, &c.; possession; no agents.

JOHN E NORRIS, 550 3d av.

A BARGAIN.—PINE RESTING STORE PROPERTY on Bd av., 92d st.; fully rented; rent \$3,000 price \$20,750; mortgage 4½ per cent. F.J. 5., 500 Heraid.

A FOUR STORY DWELLING, DINING ROOM EXtension; 45th st., near 5th av.

S. M. BLAKELY, 1,526 Broadway.

A BARGAIN,-THIRD AVENUE CORNER, HABLEM; rent \$5,400; price \$6,000. TICHBORNE & MELROSE, 1,018 34 av. A DESIRABLE THREE STORY HOUSE, LEXING-ton av., near 27th st.; very moderate price. OGDEN & CLARK, 240 4th av., and 11 Pine.

OGDEN & CLARK, 250 ath av., and 11 Pine.

A THREE STORY BRIWN STONE RESIDENCE, with extension to second floor. Call 140 Fast 78th at.

BARGAIN-THREE STORY AND HASEMEAT STONE Dwelling, \$1,200 rental, in fine condition: decorated and painted; 14 rooms; 49th at., near lexington av.

CHAS. & COULTER, 7 Murray at., \$10 to clock.

BEEEMAN PLACE—DESTRABLE FOUR STORY high steep brown stone private House, 20x50x100; only \$8,000 cash, mortgage \$12,000; perfect order.

FOLSOM BROTHERS, 834 Broadway.

FOR SALE-THEEF STORY HIGH STOOP BROWN stone House, 199th st., near Madison av.; something the; will lease three years, \$1,100 per annum, or buyer can have peacesion. Address in, 375 Heraid. FOR SALE-158 EAST 102D ST., FOUR STORY brown stone Tenemont, 20 by about 60 by 100; \$11,000, COUDERT EROTHERS, 70 William st,

CUUDERT BROTHERS, 70 William st,

CUUDERT BROTHERS, 70 William st,

HAVING SOLD THE BALANCE OF THE ROW I
effor remaining three story 18 foot brown stone Dwelling, with inmediate possession: strictly private locality; price \$10,000; four per cent mortgage. Apply on

premises, 1,485 Lexington av. Always opp.

HANDSOME CURNER, WITH STORES AND APARTments; nearly helf block front on leading avenue; great
bargain; only \$5,000 cash. Apply STEIN, 940 2d av.

LEXINGTON AVENUE CURNER FLAT, FIVE STORY,
below \$7th st.; \$25,000.

TICHBORNE & MELROSE, 1,013 3d av.

TWO DECORATED PRIVATE DWELLINGS FOR sale, 1,232 and 1,234 Madison av., between 88th and 89th siz.; watchman on the promisos. E. KILPATRICK, Builder. TO BUILDERS.-FIVE STORY UNFINISHED, 130 East 87th, 17.6x50x100; bargain, FRED S. MYERS, 610 Broadway.

36TH ST., NEAR 2D AV.-BRICK TENEMENTS; rentals \$1,050; price \$10,500; only \$1,500 required. GIBSON, 58 Liberty. GIBSON, SS Liberty.

B7TH ST., EAST.—DESIRABLE 3 S'CORY PRIVATE
Residence, mirrors and gas fixtures, \$13,000; terms easy;
possession. ONOLLY & CO., 12 West 69th st.
GOTH ST., 182 EAST.—FOUR STORY 20 FOOT
brown stone Dwelling; ewner will sell cheap.

77TH ST. NEAR MADISON AV.-A GEM, \$23,000. 8. VAN WINKLE & CO., 2614 East 47th st. 162 EAST 93D ST., NEAR LEXINGTON AV.—A FIRST class Private House; all improvements; handsomely decrated; elegant mirrors and chandellers; price \$13,000,

239 EAST 28TH ST., 25X90; price \$15,000. Owner, P. WAGNER, 342 East 9th st. \$1,000 GASH.—A GREAT BARGAIN—HANDSOME new House; all imprevements; modern style; near Madi-son av.

Above 14th St., 5th Av. to North River.

Above 14th St., 5th Av. to North River.

A.-163-163 WEST 78TH ST.

Six four story and basement brown stone Houses, built by day's work; hardwood throughout, tiled bathroom, parquet floors, perceinin tube, spacious closets throughout; 10 and 20 feet wide, 55 deep, with three story extension; prices \$22,000 and \$38,000.

Examine higher priced houses in same section and then look at these.

OHAS, H. PARSONS,

252 Washington st.

A.-A.-WEST END AV., 103D AND 104TH STS.-ELegant three story and basement 25 foot, also coffier House and adjoining on 103d at, 17 and 18 foot Houses; brown stone, high stoop; bay window fronts; latest improvements; \$10,000 to \$25,000; terms to ent; inspection invited; title guaranteed by Title Guarantee Trust Co., 55 Liberty.

A GOOD INVESTMENT.

TEN PER CENT NET GUARANTEED ON INVESTMENT OF \$40,000.

A GHOICE STH AV. CORNER FLAT AND STORES noar 724 st. "L" station; year leases; no vacancies since because was built; mortkage 426 per cent; must sell.

JESSE C. BENNETT, 1,288 COLUMBUS (9TH) AV.

A.—PERRLESS MANSIONS, MANHATTAN SQUARE North (Sist st., between 8th and 9th ave.); cabinet finish. 25x86; four atories, basement and cellar; classical, original and unique, "L' station at corner; imspection invited; unequalled for beauty and location.

Titles will be guaranteed by policies of title insurance of the TITLE (UARANTEE AND TRUST COMPANY, 55 Liberty 8t. New York.

RICHARD DIEVES, Owner and Builder, 86 West 83d st.

A.—LAST TWO OF A ROW OF EIGHT.

NOS. 185 AND 167 WEST TSTH ST.,
between Columbus (9th) and Amsterdam (10th) avs.
For sale, the above elegant now 18 foot four story brown
stons Dwellings, with three story extensions; select
neighborbood; hardwood trim, parquet floors, ze; moderate terms. WILLIAM W. HALL, Owner, on premises. A GRAND INVESTMENT.—MAGNIFICENT FIVE story brown stone Flat, 25x80x100; all latest improvements, three families on a Boor; rented to Al tenantegoud location, near 8th av., below 50th st.; price \$40,000; rent \$4,500; easy terms.

PEHLEMANN, 171 Breadway, 11 to 2.

A.-RMALL HOUSES IN 121ST AND 122D STS. AND 7th av.; in style, quality and finish equal to the usual 240,000 houses; price 220,000; terms to suit; location the best; persons wanting something very fine will find it here; till guaranteed by Title Guarantee Company, 55 Liberty st. A. P. SMITH, 216 West 122d st. A .- 139 WEST SETH ST. (100 FOOT STREET) .-

A.—199 WEST S6TH ST. (100 FOOT STREET).

Finest, full size new extension House, new for sale and will be sold right down to most the market. See it.

V. K. STEVENSON & CO.,
106 Broadway.

A.—BARGAINS.—ENTIRE FRONT ON WEST END av. of five story Double Stores and Tenements, including corners; terms to suit.

Saveral five story Double Tenements on 67th st.; little cash required.

JOHN RUCK, Builder,
1,059 loth av.

A.-\$75,000.
Full front House, with dining room extension, in 57th between 5th and 6th ava. This is a great bargain. Full particulars at our new office, 661 5th av., under Hotel Langbam.
RIKER & SON. Langbam.

A DUUBLE PLAT, FULLY RENTED; WILL NET 17 per cent over all expenses on equity; \$7.000; decorated, perfect order; near 986 st. station.

STABLER & SMITH, Columbus sw., corner 72d st.

A.—FIRST CLASS DWELLING ON 718T ST., BEtween Columbus and Amstordam avs., 21x00x100; d. r. axtonsion; Al order.

"Grenoblo" office, 57th st. and 7th av.

"Grenoble" office, 57th st. and 7th av,

A PRIVATE DWELLING FOR SALE,
111 West 121st st., near Lenox sv.

Three story and basement; handsomely decorated; gas
ixtures; watchman on premises; open for inspection,

A FOUR STORY TWENTY FOOT BUILDING AT
escrifice; block restricted and all built front and rear;
near Eighty-first afreet station; sure to advance noar
future. STABLER & SMITH, Columbus av., corner 72d. A HOME AT A BARGAIN; LOOK AT NOS, 62 AND 64 West 94th st; three story and basement; brown stone, enbinet wimmed. Particulars J. ZIMMERMANN, owner and builder, 450 West 54th st.

owner and outlet, 450 west oftn at.

A FIRST CLASS THREE STORY AND BASEMENT
Dwelling in West 57th at.; restricted block; all improvemonts; price \$18,500. Permits from O. G. BENNET, 150

APARTMENT HOUSE, FIVE STORY, 154 WEST 53D st., sale or exchange; \$25,000, SAM'L BLAKELY, 1,528 Broadway. A NINTH AVENUE CORNER PLOT VACANT NEAR Blet at, STABLER & SMITH, Columbus av., compar 72d.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River.

Above 14th St., 5th Av. to North River.

A.—THE HANDSOMEST TWENTY POOT FOUR STORY HOUSES ON THE WEST SIDE.

The attention of those wishing to nurchase a first class four story liouse in a restricted streat is called to the ramaining liouses of those I have just linished.

NO. 3, 5, 7 AND 19 WEST THE T.

TWO HLOCKS FROM "I" STATION.

The style, finish and workmanship in them is equal to any, not excepting those for which double the money is asked.

A CRITICAL EXAMINATION WILL SATISFY ANY EXPERT THAT THEY ARE THE CHEAPERT AND BEST HOUSES for the money now in the market; are different STYLES and SIZES.

REASONABLE PRICES AND TERMS made to suit. Photographs and circulars, giving full description, mailed on application. Apply on promises, or of D. T. KENNEDY, BULLDER, 1,080 LEXINGTON AV. A .- THE ATTENTION OF THOSE WHO WISH

TO PURCHASE A FIRST CLASS PRIVATE RESIDENCE
IS CALLED TO
NO. 1ST WEST TIST ST.
(THE ONLY ONE LEFT IN THE ROW),
BETWEEN COLUMBUS AND AMSTERDAM AVS.

These houses are finished in the same elegant manner which characterizes all our work. The trim is hard wood throughout. They can be seen any day, Sundays included. For particulars apply to or address TERBNCE FARLEYS SONS.

1,172 COLUMBUS AV. CORNER 72D ST. AN UNUSUALLY WELL BUILT, ATTRACTIVE HOUSE,

in a restricted neighborhood. at a moderate price,

136TH ST., BETWEEN 7TH AND STH AVS. afford not to examine them.

Apply 212 West 136th st.

A.-a.-BEFORE BUYING ANYWHERE ELSE examine the
FINEST HOUSES
on the

FINEST HOUSES
on the
finest STREET
in this city,
BUILT BY JOHN G. PRAGUE, ARCHITECT.
Perfectly magnificent in sill details and finish:
AOS. 133 TO 141 WEST SOTH ST.
boulovard street, 100 feet wide; no other street in the
world as fine in its artistic laying out; houses full width
and of immense disphi; back staircases, double cellars,
&c. Apply to POWER, 1,448 Columbus av.

a VERY ELEGANT MEDIUM SIZED HOUSE FOR sale, 73d st., near West End av.; foyer hall, passenger elevator, handsoms cabinet work, decorations and fixtures; price \$15,000. Also
very attractive 20 and 2236 foot Houses, 89 to 79 West
70th st., restricted block, next to the Park, as low as
\$37,000. Permits of

station).

A.—FOR %ALE—NO. 120 WEST SIGT ST., POUR story private Residence, 19x54, let 102.2; butler's pantry expension hardwood cabinet than the properties of the properties

L. FISHER & CO., corner 9th av. and 81st st.

A.—A.—WE HAVE COMPLETED THREE ELEGANT 22,8X60 DWELLINGS, WITH BACK STAIRCASE, FINE WOODWORK, DOUBLE CELLARS: ALL BUILT BY J. G. PRAGUE. ARCHITECT, FOR AN ESTATE: NOS. 148, 145 AND 147 WEST SOTH ST. CONCEDED TO BE THE FINEST STREET IN NEW YORK: GREAT BARGAIN. INQUIRE OFFICE OF ESTATE. FOWER, COLUMBUS AV., CORNER SSTH ST.

A.—FOR SALE, THE ELMORE, 240 WEST 34TH ST.; ivo story Apartment House, 25x55 feet; well rented; can be purchased on easy terms. By J. E. LEVINESS, 59 liberty st.

BUSINESS, BUSINESS-INCOME PROPERTY.—
Avonue Stores, SOx 40 feet fronts; most popular location
west side; positive bargains; entire or single; exchange
cash basis of valuation; country property entertained.
JOHN H. PLATT, 150 Broadway. HUILDERS, ATTENTION (1-TWO LOTS, S. S. 84TH st, 350 ft, w. of Columbus av.; already excavated and sewers in; for flats; \$26,000: easy terms. CHAS, GAHREN, N. E. corner Sthe st, and Columbus av.

BARGAIN-TERMS EASY; EIGHTH AVENUE itore Troporty, near 142d st. Owner, 63 Nassau st., 00m 313. DOCTOR WILL FIND AN OPPORTUNITY TO PURchase a House seldom equalled for building up a prac-

tice, in a first class new neighborhood. Apply at 212 West 136th st., near 7th av. (station at 185th st.).

DESIRABLE LOTS, WEST SIDE AND ABOVE HAR-lem River; with or without loan, ANDREW POWELL, 187 Broadway. DO YOU WANT A SINGLE LOT?
Examine 30 West 66th st.
P. S. TREACY, 68 Columbus (9th) av

FOUR THREE STORY HIGH STOOP BASEMENT and sub-cellar brown stone modern Dwellings, just com-pleted, south side of 94th st., between 8th and 9th aws.; restricted neighborhood; large extension; cabinet trim.

FOUR SOLD LATELY, THREE REMAINING,
Three stories basement and cellar, 18250x100; 98d st.,
between 9th and 10th ava; superior street; all finished,
with private houses in front and rear; cabinet trim, mirrors, grates, andirons and gas logs; double papered and
gas fixtures; noue so good for the money; lowest price
and easy terms from owner, in No. 102. Seen evenings
by gasilight and Sundays. One to rent.

FINE BUILDING SITE,—ST. NICHOLAS AV., Entire front between 151st and 152d, west side; eleven lots;
price \$100.000; 75 per cent may remain on mortgage.
Apply owner, 12 East 31st st.

FINE PLOT FOR DWELLING HOUSES, RE-ricted, 8th and 9th 678, V. B. MAYHEW, 120 West 42d st. FOR SALE, NO 15 WEST 120TH ST.—A THREE story brick and brown stone Dwelling, unusually well built; decorated throughout; inspection invited.

JUST THE HOUSE YOU WANT, ONE SOLD THIS week.—14 to 149 West 193 at 2, 20202 three story basement brown stone fronts, hard wood cabinat trimmed;

ment brown stone fronts, and the west side, servants' bath; most complete house on the west side, JAMES BROWN, Owner and Builder RAPID TRANSIT SOLD

THREE MORE THIS WEEK,

Only four of the fourteen Houses remain unsold.

Nos. 254 (castellated front), 256, 258 and 263 West 88th
st, between Boulevard and West End av. Three story
high stoop brown stone, swell fronts, three handsomely
decorated,

only \$22,000 to \$23,500,

J. EDGAR LEAVCRAFT, 1,544 Broadway.

SALE OR TO LET-NICE PRIVATE RESIDENCE IN
Wost 145th at, near St. Nicholas av. Address RESIDENCE, Herald.

SINGLE FLAT. HARLEM, \$11,000. F. B. MAYHEW, 120 West 42d. TEN NEW MODERN DWELLINGS, Nos. 26 and 28 and 38 to 47 West 75th at.,

feur story brown stons, cabinet finished throughout;
DINING ROOM AND BUTLER'S FANTRY EXTENSION.
RESTRICTED BLOOK.
Sines, 20x21 and 22 feet front, near Seventy-second street
elevated station.
WILL SELL REASONABLE.
Open for inspection ucily.
Corner 72d st.

Corner 72d st.

Corner 72d st.

THE WEST END,
Nos. 322 and 324 West 88th st.,
elevant 34 story Dwellings, attractive fronts, 20x55,
and butler's pantry extension; hardwood, cabinet
trimmed throughout.
Also Nos. 301 to 307 West 89th st.,
superior built three story light and brown stone Dwellings, 20x55; butler's pantry extension; bay windows;
location nusurpassed.
Apply on promises, W. E. LANCHANTIN, Owner.

Apply on promises, W. E. LANCHANTIN, Owner.

WEST 131ST ST., NOS, 117, 115, 113, 111, BETWEEN
6th and 7th avs.—Come and inspect these bigh class
Houses; none superior in Harlem; housest workmanship
throughout; three story and basement; first class neighborhood. Inquire on the premises.

WEST 18TH ST., NO 333, BETWEEN STH AND OTH
avs., north side.—Three story and bail brick high stoop
Dwelling, in perfect order; immediate possession; can
be seen evenings. MUSSMAN, 101 Maiden lane.

34TH ST., BROADWAY AND TH AV.—226,000,
four story brown stone, 19x100.

MORRIS B. BAER & CO., 70 and 72 West 34th st.

47 WEST 97TH.—20 FOOT FOUR STORY, FRONT,
Queen Anne House, decorated throughout, in perfect order, Inquire on premises, or of LIONEL MOSES, 52
Boaver st.

64TH ST., WEST.—HANDSOMELY DECORATED 4

64TH ST., WEST,—HANDSOMELY DECORATED 4 story and basement brown stone Residence, 21x55x10x feet; a bargain.

CONOLLY, 12 West 60th st. \$20,000.—46TH ST, BETWEEN 6TH AND 7TH AVS.; three story brown stone, 20x50x160; perfect order, rented to October 1, 1881, at \$1,000; a hargain. J. EDGAR LEAYCRAFT, 1,544 Boradway.

J. EDGAR LEAYCHAFT, 1,594 HOFAUWAY.

\$20,500, EASY TERMS.—THREE STORY HIGH
stoop brown stone, R.8x60x100; hard wood; nearly new;
restricted and select block; 48th, between 8th and 9th
ave.

F. M. CLARK, 578 8th av.
ave.

\$3\$,000.—25 FOOT FOUR STORY DWELLING; 45TH
st., between 6th av. and Broadway.

BLAKELY, 1,528 Broadway.

North Side (Above Harlem River).

A.-FOE MANUFACTURERS, BUILDERS AND INVESTORS.

THE PORT MORRIS LAND AND IMPROVEMENT JO. offer for saic on easy terms very choice Blocks and Plots at Port Morris (Twenty-third ward), including EAST RIVER WATER FRONTS, lying between 122d and 138th sts., on deep water, for factories, lumber and stone yarder-fac, horse care running to foot of East 138th st., branches of New Haven and Harlem railroads run through the property, affording all rail connection (without breaking bulk) to all parts of the country. Also choice Lots and Plots for investment or immediate improvement on and adjacent to SOUTHERN BOULEYARD AND ST. ANN'S AV., near St. Mary's Park, or streets alroady sewered, curbed, flagged and guttered, and on line of proposed horse car road. Maps and particulars of the Country St. A.-HUNTS POINT ROAD, BARRETTO AND TIFF.

WM. REYNOLDS BROWN, 56 LIBERTY ST.

A.—HUNTS POINT ROAD, BARRETTO AND TIFFany sts., 23d ward, three minutes waik from Hunt's Point
station (Harlem River Branch), two miles from and connection with 12th street station Second and Third Avonnes Elewated radironds. EXTRA DEET LOTE, adjoining Monastery, for sale on the INSTALMENT PLAN,
without interest; title guaranteed by Lawyars' Title Insurance Cempany if desired; maps and full particulars
from MACLAY & DAVIES,
Equitable Suiding, 120 Broadway.

COTTAGES.—MORRIS HEIGHTS (DGCK), 24TH
ward. Northorn and Central raironds, Rector st. 40
minutes, Grand Central raironds, Rector st. 40
minutes, Grand Contral in improvements; cheap
lots.

CITY REAL ESTATE FOR SALE. North Side (Above Harlem River).

A.-TWO-THIBDS ACRE, WASHINGTON AND BATH-gate av.; good House; desirable; might exchange, BURNETT & CO., Tremont. FOR SALE-LARGE PARCEL OF LAND ON Southern Bouleward and 14ist st., consisting of over 100 city Lote, with spacious mansion and stable.

Apply to T. L. OGDEN, Executor, 111 Broadway.

H.-H.-H.-HIGH, HANDY AND HEALTHY, AT Tremont, three fine detached Cottages; improvements, commutation and rapid transit; imdecate prices: \$750 cash, balance on seul-annual payments. GOLDERMAS & BRIGGS, 711 Tremont av., city.

A GREAT BARGAIN-ONE OF THE BEST IN-vestments aver offered, five stary Flat, with Stores, on avenue, below 59th st.; all rented; pay over 20 per cent; only 85,000 cash required. Apply SIRE BROS, 183 Broadway. HOTEL FOR BALE OR TO LET. INFORMATION I HAVE FOR SALE IN VARIOUS LOCALITIES several very desirable pieces of business property.

JASPER E. CORNING, 173 Breadway, office hours 12 to 8 o'clock. SIX TENEMENT HOUSES TO DIVIDE AN Estate; location good; best of paying tonants in them; will be sold cheap. For particulars address M. A., 159 Herald.

BROOKLYN PROPERTY FOR SALE AND TO RENT.

A PRIVATE RESIDENCE IN FIREST PART OF Brocklyn, one block from Prospect Park; new brown stone three story and basement, 21x55x100; decerated, new chandeliers, &c.; will be sacrificed much less than cost. OWNER, Post office box 2,850, New York. A.-HOUSES FOR SALE-BROOKLYN UPTOWN headquarters for homosoekers and investors, WILL-IAM P. RAE & CO., 394 Gates av., corner Nostrand.

BUILDERS AND MANUFACTURERS, ATTENTION :-A chance to buy an entire front on 5th av., 200x350 feet. ACKERMAN & MCCORMACK, 115 Broadway, New York FOR SALE TO CLONE AN ESTATE—THE FIVE new four story Apartment Houses and iots, Nos. 18 to 26 Hamilton av. Brooklyn, within a few steps of Hamilton Ferry; well rendel; a good investment, to be sold togother or singly; terms saty. Apply to STEARNS & CURTIS, Attorneys for Trustees, OS William st., New York.

FULTO'S ST.-BEST LOCATION, CORNER AND IN-side Storos; exceptionally favorable lease terms to re-sponsible parties for china, ladies' shoes, millimery. WM. MACKEY, 478 Fulton. GROUNDS AND HANDSOME RESIDENCE, NEAR "Li" three story, all improvements; forms sasy; \$5,750; immediate possessics; lot 40 by 100.

BROWNELL, 186 Remsen st., Brooklyn.

OWNER WILL SELL VERY DESTRABLE BUSINESS corner brick House in growing part of Brooklyn, 25 feet front, with all improvements, including my first clar Liquor Store. Inquire in store, 287 Broadway, Brooklyn,

JAMES CAVANAGH, 17 Hope st., Brooklyn, E. D. THREE STORY BRICK STORES, GOOD FOR ANY business; also three story brick Flats. Owner, Bushwick and Jefferson avs., Brooklyn (Halsey "L" station three

blocks).

197H WARD.—88,500 WILL BUY THREE STORY brick, 13 rooms, Rodney st., \$7,000, two story brown stone, Rutledge st., both in perfect order; also chass brown stone, brick and frame touses in 284, 24th and 25th wards.

E. WASHINGTON STRATTON, 200 Halsey st. ferred. PRINCIPAL, Herald.

\$3,000 WILL BUY ONE OF THREE NEW MODERN three story and basement private Dwelling Houses of brick, with brown stone trimming, designed in Romanieque style by Wm. B. Tubby, Esq.; substantially built, with all the latest improvements; natural wood trim; sanitary plumbing; in first class neighborhood; convenient to all the ferries and the Bridge; taxes paid this year. Inquire of owner, on premises, 45 Strong place, between Harrison and Degraw sts.

between Harrison and Dograw sts.

WESTCHESTER COUNTY PROPERTY
FOR SALE OR TO LET.

A.—PELHAM MANOR, N.Y. HARLEN RIVER
branch, nine miles from and connecting with 129th
street station Second and Third Avenue Elevated railroads—Lois, 25x100, on Pelbamdale av., for sale on the
INSTALMENT PLAN, WITHOUT INTEREST.

Mans and full particulars from

Maps and full particulars from MACLAY & DAVIES, 120 Broadway MACLAY & DAVIES, 120 Broadway.

A STORE TO LET, WITH OR WITHOUT LIVING Rooms in rear, suitable for baker or dry goods; also good chance for barber shop; rent reasonable; at Yonkers, N.Y. Call or address JOHN H. COYNE, 3 Holder row, Palisade av., Yonkers.

aw., Yonkers,

A HOUSE IN MOUNT VERNON 10 LEASE OR
for sale; 14 rooms; all newly decorated and in perfect
condition; all improvements; ground 100x100; five minutes from depot; low rent. K. F., 16 East 42d at.

ALL HUDSON RIVER AND WESTCHESTER COUNTY
Property specialty; sale and rent.
S. EMBERSON, 59 West 42d.

AT YONKERS.—FOR SALE, COTTAGES, COUNTRY Seats, Villa Plots and Lots. WM. H. BICHARDSON, Agent, Yonkers. AT YONKERS—A HOTEL FOR SALE OR TO LET, with an acre of ground; good investment for any pur-chaser; terms easy. Address K., Youkers. FOR SALE-176 ACRES, 54 MILE BELOW WHITE Plains, on railroad. FISH BROS., 18 East 23d. Plains, on railroad.

HOUSE AT MOUNT VERNON, FIRST CLASS: rent \$550 per year. Cail room 73\(\frac{1}{6}\), 111 Broadway.

TO LET IN MOUNT VERNON-LARGE DOUBLE House, 28 rooms, and in perfect condition; ground and stable; suitable for boarding house, small hotel or private house; low rent. Owner, 16 East 42d et.

WESTCHESTER COUNTY LARGE AND SMALL Places for sale. FISH BROS., 16 East 23d st., New York. PROPERTY OUT OF THE CITY FOR SALE OR TO RENT. AT LONG BRANCH, N. J.—FOR SALE OR WILL Ex-change for Philadelphia Property, three furnished Cot-tages, clear of encumbrance, located near Hotel Brigh-ton, within five minutes' walk of depot and one block of ocean; also Corner Lot on Ocean av., well located for hotel. Address E. T. DOBBINS, 11th and Washington av., Philadelphia, Pa.

av., Philadelphia, Pa.

A.-FOR SALE-THE MARGATE, ATLANTIC CITY;
most eligibly situated on Facific av., within three blocks
of the Pennsylvania Ralirosd depot; S1 large bedrooms,
large reception hall, dining room and narior and all convanigaces for first class hotel; terms easy. Address
I.G. ADAMS & OD., Atlantic City, N.J.

ASBURY FARK, N. J.-FOR SALE-BOARDING
House, 38 rooms, furnished; lake frontage; might exchange. Call personally en BYRAM, 11 Wall st., room
51.

AT SAYVILLE, BAYPORT, BLUEPOINT AND VICIN-ity, farms, country seats and village property for sale; furnished cottages to let; catalogues free. ASMUS, Sayville, L.

Sayville, L. I.

BRAUTIFUL UNIMPROVED STORE PROPERTY AT
Green's Farms, Conn., three minutes from New Haven
road station; near hotel; bargain.
W. R. DILLER, 1,172 9th av. W. E. DILLER, 1,172 9th av.

BUILDING LOTS-NORTHPORT, L. I., AT \$850
each; send for circular; deeds by mail. LEWIS, 27
Centre st. Centre st.

EAST ORANGE, N. J.—TO RENT—A FULLY FUR-nished modern Cottage on Arlington av.; eight rooms and bath; gas and furnace; easy walking distance of depot; rent 580 month; immediate possession. Address COMFORT, bex 210 Heraid effice.

COMFORT, box 210 Herald office.

EQUITY \$62,500 IN IMPROVED WESTERN REAL
Estate, earning six per cent, for New York or Brocklyn
Property. Address B., Post office box 2,850, New York. Property. Address B., Post office box 2,850, New York.

FOR SALE CHEAP—
Birmingham Inn, Birmingham, Burlington county, N. J.,
main line Fennsylvania Kalircait to the shore: 24 trains
from Philadeiphia; 30 trains daily; a new hetel, containing 75 bedrooms, completely furnished; 200 yards from
station; billiard rooms, tenpin alloys, laundry and servante' quarters; stabling and lake; grounds cover 130
acres: large part pine forests.

Further information can be obtained and photographs
examined at

examined at MURRELL DOBBINS' office, 110 South 6th st., Philadelphia, or FRANK EARL, Pemberton, N. J. GURERIE DUBBINS omes, 110 South 6th st., Philadelphis, or FRANK EARL, Pemberton, N. J.

FOR SALE OR EXCHANGE—A VALUABLE WATER from the Staten Island, nearly 600 feet; good depth of water may be had; perfectly sale, smooth water for vessels or barges. Also a splendid Property at New Brighton, Staten Island; more than 40 lots; a large House, superbly situated for view and surroundings, within six minutes, walk of the landing, away from noise of Staten Island Rapid Transit. For particulars apply to C. ADOLPHE LOW, 41 Liberty st.

FOR SALE AT DEMARENT, N. J.—A FINE FARM, about thirty-four acres; twenty-five under entity attention; nine wood isand; two story basement and attic House, large barn; all in good order. Address C. W. WETYEN, Demarest, Bergen county, N. J.

FOR SALE—LAKEWOOD, N. J., 10 ACRES OF land, new house of 6 rooms, barn and hennery; ton minutes walk from depot. Address D. ROBERTS, Lakewood, N. J.

FARM FOR SALE—BERGEN COUNTY, N. J.; 87

wood, N. J.

FARM FOR SALE-BERGEN COUNTY, N. J.; 87
acres, good house, barn and outbuildings; price \$5,500.
Address ACKERMAN, rear 46 Green et., Newark, N. J. HOW DOES THIS STRIKE YOU? FOR \$3,000, ONE-fourth cash, balance mortgage, ground, one acre; house, savan or eight rooms; built on your plane; near city and station. ADDREW POWELL, 167 Broadway.

Agyon or eight rooms; built on your plans; near city and station.

ANDREW POWELL, 167 Broadway.

LONG BEANCH, N. J.-FOR SALE-ON BROADway, elogant Bakery Store; nine rooms over store; two ovens; stable; iot 46x200; \$9,000, \$2,000 cash; worth \$5,000, Also 20 room Hotel, near occan and depot; \$5,000, \$2,500 cash; all rear business with license; and 40 room Bearding House, furnished; block from occan; \$20,000, \$10,000 cash; others to lot.

WILLIAM LANE, Franklin av., Long Branch, N. J., ORANGE, N. J., DESTRABLE PROPERTIES, NEAR all stations, sale and ront.

S. D. CONDIT, opposite Brick Church Station.

TO LET-PEACH LAKE HOUSE, AT PEACH LAKE, with 23 acres land, in Westchaster county, New York, liquire E. R. VAN DEUSEN, 352 West 27th st., New York.

York.

65 LOTS, CORNER JACKSON AV. AND WOODSIDE av., immediately adjoining Long Island City, in the township of Newtown: three miles from Thirty-fourth street ferry, two miles from Ninety second street ferry, the finest corner in Queens county, especially for hotel, payllion or road house; is at junction of five constantly travelled avenues and in straight line of all improvements such as tunnel and bridge; five minutes' walk from Woodside depot. AUGUST REYMERT, Atterney at Law, 128 Broadway, New York.

REFAL DESTRUCTION OF THE PROPERTY OF THE PROPERTY

REAL ESTATE TO EXCHANGE. EXCHANGE—THERE APARTMENT ROUSEN FOR a Country Place or well located Parm; also a five story Tenement for Lots or a Country Flace worth ten thousand dollars.

F. S. DRISOOLL, 32 Fark place. F. S. DRISCOLL, 32 Fark blace.

FLAT WANTED IN EXCHANGE FOR PRIVATE thouse; will add cash. J. O. HOYT, 71 Broadway.

HAVE A TWO STORY AND BASEMENT BRICK. House in Brooklyn; nine rooms; all improvements; 30 minutes from New York City Hall; value \$5,000; mortigaged for \$3,000; willexchange the \$2,000 equity for small free and clear place in the country, not over one hour from New York City Hall; give full particulars as to location. TWO THOUSAND, box 300 Herald office.

eation. TWO THOUSAND, bex 300 fierald effice.

8EEERAL SMALL DWELLINGS WEST OF 3D AV. for Tenements of Lots. BUGG GORSCH, 1,476 3d av.

UNENCUMBERED RESIDENCE, NINE AURES, TWO hours out, \$8,500; for Fist or Tecement.

ALVRED RUHLER, 1,227 Breadway.

WATER FRONT, OVER 200X500, ON NEWTOWN Crock, opposite Standard Oil Works, to lease, sell or exchange.

J. S. ROBINSON, Owner, 145 Broadway.

WANTED—PRIVATE HOUSE, GOOD LOCATION, in exchange for good corner Fist, Apply 183 Broadway, room 1.

REAL ESTATE AT AUCTION. A.-A.-A.-JOHN F. B. SMYTH, AUCTIONEER, will sell at the Real Estate Exchange, 59 Liberty st., at 12 o'clock noon,

THURSDAY, February 12, 1891.
321 West 55th st., between 8th and 0th avs.—Three story brown stene Residence, on lot 16,9x100,5 feet.

TUESDAY, February 17, 1891.
421 West 18th at, between 9th and 10th ava.—Pive story brick Double Fiat, on lot 25, 10x32 feet.
434 and 416 East 15th at.—Two four story brick Flats, modern improvements; lots 18,8x100.10 feet each.

THURSDAY, February 18, 1891.
933 2d av., between 49th and 50th sts.—Three story and assument brown stone House, 1et 21,4x80 feet.
Lots, 25x100 feet each. THURSDAY, February 26, 1801.
220 West 60th st.—Double Tenement, lot 25x100 feet.
150th st. and Harlem River; about 25 Lots; 13 years, rith renewal of 21 years.

With renewal of 21 years.

WEDNESDAY, March 4, 1891.

Executors' sale

Extate of Michael Mulry, deceased.

Northwest corner Casal and Ludiew sts., No. 39.—Five
story brick Double Tenement, with Store,

13 and 15 Ludiew at.—Five story brick Double Tenement,
17 Ludiew st.—Five story brick Double Tenement and
five story brick Double Tenement on rear.

JAMES A. MULRY.

MICHAEL E. BANNIN, Executors.

MICHAEL E. BANNIN, Executors.

MANIE E. MCCARTHY, Executors.

MAPS at Auctioneer's office, 69 Liberty st.

A.—A.—BICHAED V. HARNETT & CO. AUCTION.

A -- A -- RICHARD V. HARNETT & CO., AUCTIONwill sell at auction WEDNESDAY. February 18, at 12 o'clock neon, at the Real Estate Exchange and Auction Room, 59 to 85 Liberty at 24 West Sist st. 4 story private Dwelling, 3 story extension. 157 West 74th st., 4 story private Dwelling.

THURSDAY, February 19. Av. A and 71st st., southeast corner, 100.5x98. TRUSTER'S SALE.
CROOK'S HOTEL,
BY ORDER ABEL CROOK ESQ., TRUSTEE AND
EXECUTOR.
114 Park row, 6 storty marble front brick building, used as a hotel.

116 and 118 Park row, 1 story iron front brick Building,
used as a restaurant.

IMMEDIATE POSSESSION.

JOHN A. CARNEY, Attorney, 98 Nassau st.

Maps at Auctioneers', 71 and 73 Liberty at. Maps at Auctionsers', 71 and 73 Liberty st.

A.-A.,-Richard V. Harnett & Co., Auctioneers, will sell at auction,
the Color of the Col

60 PER CENT may remain at FIVE PER CENT. Title guaranteed by LAWYERS' TITLE INSURANCE CO. Polley given free of charge to seach purchase. D. G. CROSBY, Attorney, Times Building.

Maps at the auctioneers, 71 and 73 Liberty st. Haps at the auctioneers, 71 and 73 Liberty st.

A.-A.-RIOHARD V. HARNETT & CO., AUC'N'RS, WILL SELL AT AUCTION,

at 12 o'clock neon, at the Real Estate Exchange and Auction Rooms, Nos. 59 to 65 Liberty st.

RIVERSIDE DRIVE. COMMENCING 107.6 FEET NORTH OF 1167H ST.,

FOUR VERY ATTRACTIVELY SITUATED Plots of 30 feet front each and of extra depth.

The park at this point is unusually wide, with promenade and bridle road; magnificent and unobstructed views of the Palisades, the Hudson, &c.

60 per cent may remain at 5 per cent.

Maps at Auctioneers', 71 and 73 Liberty st.

Auction SALE.

Maps at Auctioneers, 71 and 73 Liberty st.

AUCTION SALE.

REAL ESTATE, PAINTINGS, STATUARY, &C.

The undersigned will sell at public auction, on the premises at Ithaca, N. Y., on the 19th Danction, on the premises at Ithaca, N. Y., on the 19th the premise at Ithaca, N. Y., on the 19th the Property shown as the Fisch marsion, in said city, which cost between two and three hundred thousand dollars. This property joins shat of Gerneil University and has a magnificent view of the surrounding country and especially of Cayung Lake.

The executor will then sell at auction a large collection of Faintings, Articles in marble, brons and ivery, Brica-Brac and other Works of Art, collected by the late Jennic McGraw Fiscs; also valuable Chandellers, Tagestries and other expensive artices of furniture and decoration.

CHOICE STOCK AND FRUIT PARM, 323 ACRES, AT anction February 17; centre four railroad depots; near Chester, the highest part of New Jersey. Inquire of CHILDS, 30 Breadway, 41 Certlandt st., 76 Fulton st. F. CHILDS, Morristown, N. J. FORECLOSURE SALE .- MESSRS, D. P. INGRA-Estate Exchange and Auction Rooms, 59 to 65 Liberty st., on Thursday, February 12, 1891, at 12 o'clock noon,

PETER F. MEYER, AUCTIONEER

PETER F. MEYER, AUCTIONEER

DANIEL S. MILLER AND CHAS. E. APPLEBY.
EXECUTORS ESTATE OF ANN K. MILLER deceased,
ADRIAN H. MULLER & SON
THURSDAY, FEBRUARY 12, 1891,
at 12 o'clock, at the Real Estate Exchange,
50 Liberty st,
NOS. 518 5TH AV.,
120 WARREN ST.,

59 Liberty st.,
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Maps, &c., at the Auctioneers' office, I Pine st. Maps, &c., at the Auctioneers' office, I Pine st.

PETER F. MEYER, AUCTIONEER.

EXECUTOR'S SALE.

ADRIAN H., MULLER & SON

will sell at auction on

THURSDAY, FEBRUARY 19, 1891,

at 12 o'clock, at the Real Exate Exchange,

59 Liberty st.,

the choice and desirable Property

NOS. 245 WEST 55TH ST.

and

511, 513 AND 515 WEST 36TH ST. Maps, &c., at the Auctioneers', 1 Pine st. REAL ESTATE WANTED.

A-WANTED-FOR OUR SPRING LIST, IMPROVED and unimproved Property to let and for sale; no charge for registering. J. ROMAINE BROWN & CO., 50 West 33d et., near Broadway.

A-WANTED. IN THE 12TH WARD, HOUSES FOR sale and to let; no charge for registering. PORTER & CO., 211 West 125th et.

I WANT TO PURCHASE FIRST CLASS DWELLING of about 10 rooms; must be above 56th st, and west of 5th av. PALMER, box 304 Herald Uptown. PROPERTY FOR SALE OR RENT ENTERED ON our lists; no charge unless we do business; prompt service; excellent facilities.

MANHATTAN PROMOTING CO., Fotter Building.

PLOT, FOUR TO SIX LOTS, BRTWEEN 10TH AND 50th sts. and 2d av. and East River; cash. Address CHARLES, 153 std st. sv.

WANTED—A WATKE FRONT PROPERTY OF FIVE to twenty acres near New York, within access of a trunk line railroad. Address MANUFACTURER, box 224 Horald office. office.

WANTED-FOR OUR SPRING LIST, WESTCHESTER and adjacent counties Property.

FISH BROS., 16 East 23d et.

WANTED-A THREE STORY BRICK OR STONE private Honse in Harlem, west of 3d av.; price about \$9.000, Address CASH, box 107 Herald Uptown.

WANTED-FULL DESCRIPTION OF IMPROVED or unimproved Property owners have for sale.
T. OLIVER CARTER, 39 Nassau st., room 19, WE HAVE CASH BUYERS FOR BARGAINS IN Flats and Tenements.
STABLER & SMITH, Columbus av., 724.

FLATS.

To Let-Furnished.

A HANDSOME PLAT, NEWLY PURNISHED, EIGHT rooms, steam heated, hall attendance, perfect order, near Broadway, rent 5100, 235 West 436 st.

J. EDGAR LEAYCRAFT, 1,544 Broadway ELEGANTLY FURNISHED SECOND FLAT IN Renilworth, \$50; everything new; seven rooms; southern exposure. 413 West 51st.

exposure. 413 West 51st.

TO RENT-BEAUTIFULLY AND COMPLETELY furnished eight room corner Flat at moderate rental until October 1; steam heat, slevator; every attention; possession immediately; prosent occupants going Sonticonly those with first class references need call. B., third apartment, 780 Park av., city, northwest corner 73d st. 430 St., 258 WEST.-HANDSONELY FURNISHED cosey Flat, four light rooms; desirable locality; linen, aliver.

To Let—Unfurnished.

A.-A.— NOS. 155 TO 101 WEST 48TH ST.

Seven rooms and bath; newly decorated; cabinet finish; heat, elevator. Superintendent on the premises.

A.—950 PARK AV. NEAR SD ST.—SINGLE FLATS of seven rooms and bathroom is house containing only four select families; newly renovated; halls heated; rents \$35 to \$45. Apply to junitor.

A.— 201 WEST TITH ST., northwest corner Amsterdam av; handsome corner Flats of seuen rooms; steam bested; perfect order; rest \$40, \$45. J. EBGAR LEAVCKAFT, 1,544 Broadway. A.—POUR ROOM FLAT, NO LIGHT SHAPTS, COSEY for a couple, rent Sis; entry for a couple, rent Sis; entry four tenants in house. Janitor, 75 East 117th st.

A VERY DESIRABLE APARTMENT TO LET IN THE Resex, No. 55 West 61st st.; close to elevated. Inquire of janitor or POWER, 520 Columbus av.

A CHOIGE EIGHT ROOM FLAT; CHEAP RENT; EXTRA LARGE ROOMS. THE CAYUGA, 159 WEST 85D.

A.—NO, 119 EAST SUTH ST.

Seven rooms and bath; handsomely decorated; everything new; ronts 520 to 522. Janitor.

A SIX ROOM FLAT: BATH, STEAM HEAT; PRIvate hall; decorated. 388 Manhattan av., near 110th st.

To Let-Unfurnished.

ANY ONE ABOUT TO RENT AN APARTMENT should examine the

BROCKHOLST HOTEL Apartment House, Sish at, and Columbus av.
A new departure, a great success; only four suites left out o fis; from three to nine rooms each; with or without kitchen; nefurnished.

RESTAURANTS. BARBER'S SHOP, &C., eleganily appointed, all in house; magnificent marble and ony a entrance hall; passenger and freight elevators run all night.

The privacy of a home, with all the conveniences of a hotel, at the price of an ordinary flat. Nothing like them in the city.

in the city.

A.—

THE MONTANA.

No. 35 Mount Morris av., corner 124th st.,
fronting west side of Mount Morris Park.

STRICTLY FIREPROPE AND FIRST CLASS;
SEVEN to mine large rooms, all light; cabling trim and hardwood floors; bathrooms and halls tiled; handsomely decorated; remis \$1.00 to \$1,400; 25 per cent less than any other first class apartments in the city; also large, handsome Studie and Bachelors' Apariments.

Owner on premises. Send for pamphies.

A.-A.-A.

THE MARLBOROUGH,
358 and 360 West 58th st.
A few choice spartments to lease,
freproof building. steam heated, two passenger elevators, colored attendance; rent \$50 to \$70. Apply to superintendent.

(ABSOLUTELY FIREPBOOP),

127 West 58th st.,

centre of block, between 6th and 7th avs.,
is the most exquisite apartment house in the city and
only resently completed; new ready for occupancy; inspection invited; agents in building.

A .- HOFFMAN ARMS, Breproof apartment building. corner of Madison av. and 59th st. A few very desirable Apartments to let.

Apply to FRANK HARDY, Manager.

Apply to FRANK HARDY, Manager.

A.— THE DOUGLAS.
one door from Union square,
103 East little st.

To let from May 1, choice Apartment of 12 perfect light rooms, bardwood, mirrors, steam heat, clevate door service. Ac., \$1,200. Inquire janitor or F. DUGRO, SS Park row.

A. EDGAR APARTMENT HOUSES.—A
Eleganity decorated steam heated Apartments
of six to eight rooms and bath,
jaultor and hair boy attendance;
every convenience for modern hemes,
GEO. C. EDGAR'S SONS, 78 West 94th st.

A.— THE DOUGLAS
(one door from Union square),
103 East 16th st.

To let from Alsy 1, choice Apartment of twelve perfectly light rooms, hard wood, mirrors, steam heat, elevator, door service, 4c.; \$1,550. Inquire jamitor or F. A.
DUGRO, 38 Fark row.

A.—MODEL—REDUCED RENTS: BEST VENTI-

DUGRO, 38 Fark row.

A.—MODEL—REDUCED RENTS; BEST VENTIlaid, alegantly decorated, superior light, private halls;
hot and cold water; stone title, refrigerators, ornatitle, or small respectable families; references required.
48 Perry st. See janitress.

48 Porry st. See janistess.

A.—
THE KENILWORTH,
103 East 10th st.—Ront free to March 1, elegant Apartment of eight light rooms, heated, hard wood, mirrors, door service. &c.: \$50. Inquire janitor or F. A. DUGRO, 38 Park row.

THE ROTHSAY,
136 East 18th st.—To let from May 1, two elegant Apartments of eight light rooms, heated, mahogany trim, brica-brae mirrors, door service. &c.: \$50 and \$68. Inquire janitor or F. A. DUGRO, 38 Park row.

A-NOVELDA APANTMENT HOUSE, ac. 3803 and 3808. In A.-NOVELDA APANTMENT HOUSE, Elogant Plats to rent: six and seven rooms; modern improvements; steam heated; light, siry and cheerful.

APPLY ON PREMISES.

A.- THE ARISTOV A.— THE ARISTON,
northeast corner Breadway and 55th st.
Strictly fireproof; an elegant corner Apartment, 11
rooms, southern exposure, rent \$2,000. Owner, on
premises.

premises.

APARTMENTS OF EIGHT LARGE, LIGHT ROOMS; stoam heat throughout; handsomely decorated and papered; private halls and servants' stairs; \$45 and \$50, 23 West 125th st. CHARLES R. GREGOR, 814 83 dx.

A.—SIX LARGE ROOMS AND BATH, NEWLY AND handsomely papered and painted; private and heated halls; fine location; \$31 East 51st st. \$29 to \$33.

CHARLES R. GREGOR, 814 5d av. CHARLES R. GEEGOR, 814 38 av.

A.—SIX HANDSOME ROOMS AND BATH; EVERY improvement; fine location; near elevated stations; 152 East 49th st.; 524 to 530.

CHARLES R. GREGOR, 814 36 av.

A.—FOUR HANDSOME ROOMS AND BATH; EVERY improvement; fine block; \$17 to \$20. Also Parlor and Basement, six rooms; \$25; inne order. 424 East 526 st.

CHARLES R. GREGOR, 814 36 av.

CHARLES R. GREGOR, SIT 3d av.

APARTMENTS OF THREE, FOUR AND PIVE rooms with all new improvements; ronts 29 to \$16; with or without steam heat; on 10th av. and 52d st.; can be seen at any time. Apply at office, 502 West 53d st. BEL AIR FLATS, 114 TO 122 WEST older St.

BEL AIR FLATS, 114 TO 122 WEST older ST.—BEfore deciding look at these cosey Flats; only a few vacancies; two blocks from Central Park and Sixth and
Ninth avenue "L" roads; refined and genteel; rent about
SS. Inquire office, 118, basement,
N. B.—Please note above numbers.

"CALDER," ELEGANT FLAT, SIX ROOMS AND bath; perfect order; good neighborhood; \$27. Janitor, 168 East 80th. ELEGANT SINGLE FLATS, RECENTLY CHANGED owners; newly painted, papered, decorated and carpeted; eight rooms and bath; no steam heat; rent \$28 to \$35, free sill March 15. Apply on premises, 220, 231 and 233 West 124th at. between 7th and 8th avs.

ELEGANTLY DECORATED STEAM HEATED SIN gle Flat, all light rooms; rent 550. Apply 238 West 185th st. ELEGANT, LIGHT, STEAM HEATED, DECORATED Apartments, near Central Park; terms liberal. 38 West 64th st. 64th st.

Franklin.—Handsomely Decorated Flats, syven rooms, 55 East 11th st.; halls heated; all modern improvements; \$45 to \$55.

Folsom Brothers. 894 Brondway.

av., near 48th st.

FLATS AND APARTMENTS, UNFURNISHED AND furnished, all parts of city.

FOLSOM BROS., 834 Broadway, near 13th st.

FLATS-122 PARK AV., 61 EAST 41ST ST., \$22 TO \$32. Janutor. HANDSOME FLAT OF SEVEN ROOMS, 24 WEST 50th st., near Plays Hotel; all improvements; possession at once if required; ressonable rent. Apply on premises or 188 Broadway, room 1. MORRIS B. BAER & CO., 70 AND 72 WEST 34TH st., have desirable Flats, all locations. NO. 1,494 AMSTERDAM AV.-CHOICE, SIX ROOMS and bath, extra wide, \$27, \$22.

ONE BLOCK FROM STATION.—SINGLE FLAT, SIX rooms and batbroom; decorated; only three families in house; with full janitor service, \$28; 1,625 9th av. Also a corner Flat, 102 85th st. PORTSMOUTH AND HAMPSHIRE 38-50 West 9th st., elegantly decorated Apartments to let; \$300 up steam heat, elevators, hall boys, &c. CRUIKSHANK & CO., 176 Brondway.

SINGLE FLATS,
Nos. & to 12 East 85th st.,
seven large rooms and bath,
cabinet finish;
steam heat, all improvements;
reuss \$40 to \$50.
Apply to janitor.

SINGLE FLATS. SIX ROOMS, BATH, &C.; EVERY improvement; private block; reads \$30 and \$25.

B. O'HARA, 1,145 2d av.

THE WESTERLY.—HANDSOMELY DECORATED Flats, eight rooms, 103 West 54th st, all modern improvements; steam heat; possession; \$40 to \$75.

FOLSOM BROTHERS, 834 Broadway. 22 WEST 60TH ST.—HIGH CLASS, STEAM HEATED first Flat; light and quiet; seven rooms, bathroom and two water closets; \$50.

two water closets; \$50.

46 BANK ST.—FUUR AND FIVE CHOICE LIGHT room Apartments, \$24 and \$29.

GOODBICH & WOODCOCK, 90 8th av.

59TH ST., 116 EAST, NEAR PARK AV.—PARLOR Flat, eight handsomely decorated and painted rooms; bathroom and all modern improvements; rent only \$600 a year. Inquire Mrs. BECK (ring third bell). GOTH ST., 14 WEST.-ELEGANT SINGLE PLAT, first floor, eight rooms; steam heated, decorated; possession; \$60. session; \$60.

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SIST ST., ONE BLOCK FROM "L" STATION, adjoining private residences, handsomest Flats, latest design; separate servant stair, door service;

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1020 ST., 68 WEST.—SEVEN AND RIGHT LARGE,
light Rooms, elegantly decorated; all improvements;
convenient to "L" sistion and Central Park entrance;
rents E28 to 525.

112 FAST 10TH ST.—ELEGANT. HEATED. FIVE
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174 WEST 95TH ST.—FINE FLAT OF SEVEN LARGE
light rooms and bath; also Parlor Floor and Basement,
nine large, light rooms and bath; steam heat, sil improvements; single house.

262 WEST 43D.-HANDSOME FOUR ROOM FLATS: heated balls; fine, central location; \$22 to \$24. Janitor heated halls; fine, contral location; \$22 to \$24. Janitor,

353 WEST 55TH ST. (PHE DUNHAM).—ELEGANT
steam heated Apartments, one block from L station; 8
light rooms, bath, butler's pantry and storeroom; rent
free to March I.

\$25 UP; REDUCED FROM \$30 UP-NO, 200 WEST
69th st. specially attractive Corner Flats of seven rooms
in best part of west side. Apply to janitor, or to

HAVENS & BEEBE, Attorneys, 18 Wall st.

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good neighborhood: immediate possession. Address 1.
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L-LONG ACRE, 1,485 BROADWAY.-ELEGANT
family Rooms; ball Rooms; table Board; rates moderate
L. HAWLRY. J. L. HAWLEY.

J. BLOCK FROM BROADWAY, 24 UNIVERSITY
place, corner 6th st.—Front Recom, with Beard; dining
room on parior floor; table Board; transicuts.

J.—MADISON AV., 144.—WITH BOARD, SECOND
Picor, on suite or separately; also one hall Room. L-ELEGANT ROOMS, WITH FIRST CLASS BOARD: superior accommodations; Jewish family. 38 East 80th.

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17TH, 211 EAST (STUYVESANT PARK), -NEATLY furnished double and small koom; southern exposure; table boarders; references.

21ST ST., 34 AND 36 EAST.-HANDSOMELY FUR-nished, sunny Sulte, with Hoard: references. 21ST ST., 152 WEST.—LARGE AND SMALL BOOMS, with Board; references.

22D, S13 WEST (CHELSEA HOUSE).—ROOMS, WITH Board, singly or on suite; cuisino unexcelled; permanent or translant. 22D St., 360 WEST,-NICKLY FURNISHED ROOMS; Excellent table; S10 for two and upward. 22D ST., 271 WEST.-NICE BACK PARLOR, SUIT-able two gentlemen; also nice hall Room; good Board.

ble two gentlemen; also nice hall Room; good Board.
28D ST., 51 EAST,—LARGE FRONT SUNNY ROOM,
second floor, with first class Board; references. 24TH ST., 241 WEST.—BOARD (CATHOLIC FAMILY); single and double Rooms; married couples; gentlemen or ladles; terus moderate; accommodate table boarders, 25TH, 45 WEST.—SQUARE ROOM, FOURTH FLOOR; southern exposure; superior table and appointments; references.

erences.

27TH ST., 47 WEST, NEXT THE GERLACH.—ELEgaulty furnished Rooms, en suite, singly; second floor;
private bath; superior table; home comforts; moderate.

28TH ST., 523 WEST.—FLEASANT SQUARE ROOM;
also hall Room, with large closets; first class Board.

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and hall Rooms, with Beard. 30TH ST., 26 WEST,-TWO VACANT ROOMS, WITH Board,

318T ST., 7 KAST-SIXTH YEAR.-PAVORITE
house; pleasant Rooms; dainty table; refused patrons;
references required.

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furnished sunny Rooms, \$5; every convenience; also su-

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Rooms; families or restlemen; feferences; table Board.

32D ST., 33 EAST.—GENTLEMAN AND WIFE OR
two young ladies can find pleasant Rooms, with Board
for ladies canly. Apply to Mrs. A. V. BATES.

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back parior, slee other Rooms, with Board; reference.

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and Bedroom, southern exposure, with Board.

25TH ST. N. WEST. FAMILY HAVING TO LEAVE 35TH ST., 51 WEST.—FAMILY HAVING TO LEAVE the city would recommend three Rooms, table, all at-tendance, to parties desiring first class accommoda-tions.

39TH, 87 WEST,-A FEW DESIRABLE ROOMS with excellent table; references. 30TH ST., 43 WEST.—DESTRABLE LARGE AND small front Rooms; southern exposure; first class Board 40TH ST., 117 BAST .- LARGE ROOM, WITH BOARD

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Accommodation for gentlemou destring clean Rooms and a quiet night's rest; 50c. and 75c.; weekly, \$3, \$4 50 up. 84 50 up.

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